

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2105/105-107 CLARENDON STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|--|-----------|-----------|
| 1411/105-107 CLARENDON STREET SOUTHBANK VIC 3006 | \$470,000 | 06-Jul-23 |
| 2412/105-107 CLARENDON STREET SOUTHBANK VIC 3006 | \$475,000 | 29-May-23 |
| 3206/105-107 CLARENDON STREET SOUTHBANK VIC 3006 | \$480,000 | 23-May-23 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 14 July 2024



**1411/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

\$470,000

Sold Date

06-Jul-23

2

1

-

Distance

0km



**2412/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

\$475,000

Sold Date

29-May-23

2

1

-

Distance

0km



**3206/105-107 CLARENDON
STREET SOUTHBANK VIC 3006**

Sold Price

\$480,000

Sold Date

23-May-23

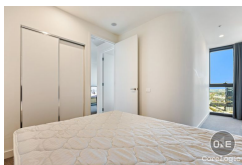
2

1

-

Distance

0km



**3604/105-107 CLARENDON
STREET SOUTHBANK VIC 3006**

Sold Price

\$510,000

Sold Date

11-Sep-23

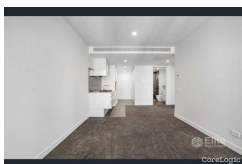
2

1

1

Distance

0km



**3011/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$462,000**

Sold Date

17-Jun-24

2

1

-

Distance

0.01km



**1401/283 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$495,000

Sold Date

22-Apr-24

2

1

1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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